


**Canton Gardens, TS5 8BU**
**4 Bed - House - Semi-Detached**
**£1,200 Per Month**

**Council Tax Band: C**
**EPC Rating: D**
**Tenure:**

SMITH & FRIENDS
ESTATE AGENTS











## Canton Gardens, TS5 8BU

Nestled in the desirable Canton Gardens area of Middlesbrough, four-bedroom semi-detached house is now available to let. This property offers a spacious and well-proportioned living environment, perfect for families or those seeking extra room to breathe.

Upon entering, you are greeted by a welcoming entrance porch that leads into a generous hallway. The full-length living and dining room provides an ideal space for both relaxation and entertaining, allowing for a seamless flow between the two areas. The fitted kitchen is practical and functional, catering to all your culinary needs.

The first floor boasts four comfortable bedrooms, each offering ample space and natural light. The master bedroom benefits from an en suite bathroom, providing a private retreat, while the family bathroom features a modern four-piece suite, ensuring convenience for all residents.

Externally, the property occupies a sought-after corner plot, enhancing its appeal. A driveway offers off-street parking, a valuable asset in this area. The rear garden is a delightful space, featuring a well-maintained lawn bordered by mature shrubs, perfect for outdoor activities or simply enjoying the fresh air.
Unfurnished/ No Smokers

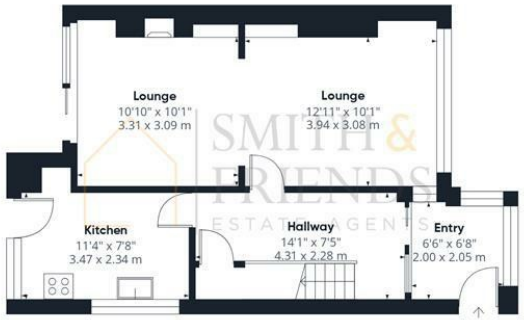
BOND - £1384

Energy Rating -
Council Tax - C

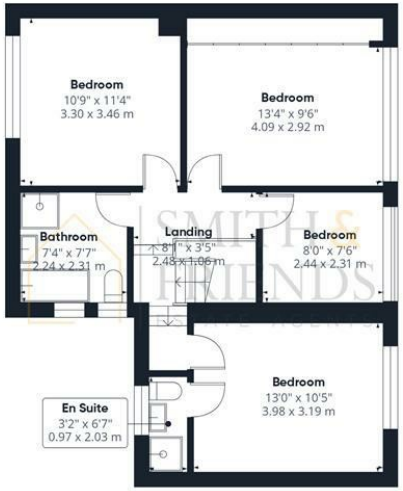
Required earnings; tenant £36,000 guarantor if needed; £43,200
(Application is subject to a Holding Fee - please refer to our website for further details)








Ground Floor




Floor 1

Approximate total area(1)

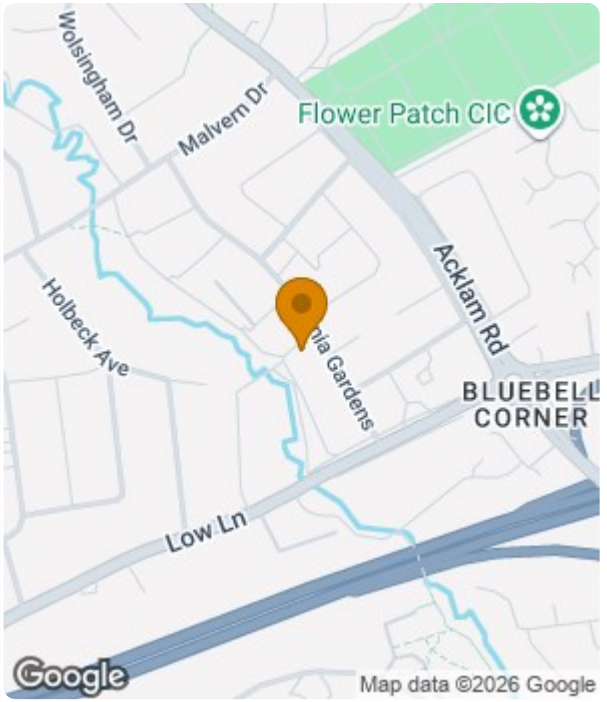
1132 ft²

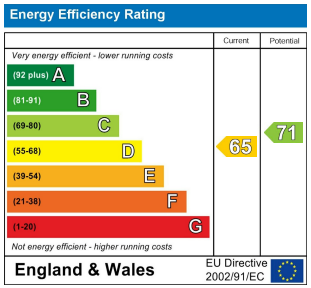
105 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360




For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings, if there are important matters which are likely to affect your decision to buy, please contact us before viewing the property. Smith & Friends Estate Agents can recommend financial services, surveying and conveyancing services to sellers and buyers. Smith & Friends Estate Agents staff may benefit from referral incentives relating to these services.

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